

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

CB CAE

APPLICANT: Hamilton County Park District CODE # 061-02037

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 4/01/05

CONTACT: Ross Hamre PHONE # (513) 728-3551, Ext. 256

FAX: (513) 521-2896 E-MAIL rhamre@greatparks.org

PROJECT NAME: Whitewater Riparian Acquisitions

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☐ C. Township (3)
☐ D. Village (4)
☐ E. Conservancy District (6)
☐ F. Soil & Water
 Conservation District (7)
☐ G. Joint Recreational District (8)
☒ H. Park District/ Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☐ A. Open Space (7)
☒ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 7, 9

7. Preserves or restores flood plain and stream side
forest functions
 9. Preserves or restores natural stream channels

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$ 336,360.00 FUNDING REQUESTED: (from 1.2e) \$ 198,452.40

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$

Local Participation _____ %

Project Release Date:

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS

(Round to Nearest Dollar)

In Kind
Dollars

(See definition in instructions.)

- a.) Acquisition Expenses: \$ 332,585.00 _____
 Conservation Easement
 Purchase \$ 332,585.00
 Easement Purchase \$ _____
 Other Earnest Money \$.00
- b.) Planning and Implementation: \$ 3,775.00 _____
 Appraisal \$ 1,875.00
 Closing Costs \$ _____
 Title Search \$ _____
 Environmental
 Assessments \$ 1,900.00
 Survey \$ _____
 Other Eligible
 Costs \$ _____
- c.) Construction or Enhancement of
 Facilities: \$.00 _____
- d.) Permits, Advertising, Legal: \$.00 _____
- e.) Contingencies: \$.00 _____
 (not to exceed 10% of total costs)
- f.) TOTAL ESTIMATED COSTS: \$ 336,360.00

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	
a.) In-Kind Contributions (Please define) _____	\$ _____	.00
b.) Applicant Contributions (Local Funds)	\$ 6,727.20	2%
c.) Other Public Revenues		
Nature Works	\$ _____	.00
Land Water Conservation Fund	\$ _____	.00
Ohio Environmental Protection Agency	\$ _____	.00
Ohio Water Development Authority	\$ _____	.00
Community Development Block Grant	\$ _____	.00
Ohio Department of Natural Resources	\$ _____	.00
OTHER _____	\$ _____	.00
d.) Private Contributions	\$ 131,180.40	39%
SUBTOTAL LOCAL RESOURCES:	\$ 137,907.60	41%
e.) CLEAN OHIO CONSERVATION FUND:	\$ 198,452.40	59%
Funds from another NRAC	\$ _____	.00
SUBTOTAL CLEAN OHIO RESOURCES:	\$ 198,452.40	
f.) TOTAL FINANCIAL RESOURCES:	\$ 336,360.00	100%

1.3 AVAILABILITY OF LOCAL FUNDS:

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45251

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS:
PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

Site	IRAC \$	Land Value Donation	HCPD \$
Whitewater Riparian Acquisitions			
Hornsby/Alvis	73,923.15	\$114,966.15	\$5,895.70
Weitzel	24,529.25	\$16,214.25	\$831.50
Total	98,452.40	\$131,180.40	\$6,727.20

Table A

2.0 Project Information

2.1 Brief Project Description

- A. **Specific Location:** The two sites in this application include the Hornsby/Alvis and Weitzel properties which are referred to here as the Whitewater Riparian Acquisitions. These sites are located in the westernmost portion of Hamilton County on the west side of the Whitewater River, south of I-74 along Lawrenceburg Road. Jamison Creek, a tributary of the Whitewater River, runs through the property. Both properties are located within the 45030 zip code area in Harrison Township. See attached map (Exhibit 1 & 2).
- B. **Project components:** The Whitewater Riparian Acquisition sites consist of approximately 64 acres of riparian corridor along the Whitewater River; Hornsby/Alvis – 59 acres, Weitzel – 5 acres. The project involves the fee simple acquisition of two properties, Hornsby/Alvis and Weitzel. The HCPD is buying the Hornsby/Alvis property considerably below the appraised value and is requesting to use that money differential as a gift donation for the Park District's matching contribution for this Clean Ohio application. The appraisal value of the Hornsby/Alvis property is \$292,585 (\$5,000 per acre) and HCPD has contractual commitments with the owner to sell for \$159,900.00 (\$2,732 per acre). The HCPD will be using \$131,180.40 of this property's donation value. The HCPD will contribute the balance of the matching funds.

The primary component of this Clean Ohio application is the preservation and enhancement of the riparian corridor along the Whitewater River. The majority of the site contains a bottomland riparian forest which is predominantly covered with young trees and patches of high quality native forbs, (broad leafed herbs). There are also a few groves of large trees on the site. The forested area along the Whitewater River includes a good mix of trees including Cottonwood, Sycamore, Elm, Maple, Box Elder and Ash species. There is also an open space area on the site that was previously used as farmland, but now is being allowed to grow into forest. It currently has a significant amount of Box Elder and Dogwood trees establishing themselves in the area. The HCPD will ensure that this riparian ecosystem will continue to mature and will remove invasive species on the site such as Amur Honeysuckle. See Exhibit 3 – Habitat and Reforestation Map.

The Ohio Environmental Protection Agency has also determined that there are some State Endangered and State Special Interest aquatic species that have been found in this portion of the Whitewater River. This project will help preserve habitat for these species.

Jamison Creek also runs through the property and feeds into the Whitewater River. There is an estuary-like environment which is present where the two water bodies meet. This condition supports differing species from the other aquatic environments on the site.

There is an uninhabited house on the Weitzel tract. The house will be demolished and removed. The Weitzel property is located directly adjacent to the river and has a fair amount of wooded area with some open areas that was used by the owners as lawn. This property, when purchased, would be allowed to revert to riparian corridor to improve water filtration and improve the integrity of the existing corridor. Invasive non-native plants will be monitored and controlled during this transition.

The Whitewater Riparian Acquisitions are across the river from a publicly protected riparian corridor which is owned by Harrison Township. The Township is supportive of these properties going into public ownership and protection as stated in their support letter attached in this document. See the Consultation with Legislative Authorities section.

Acquiring these sites would help to preserve needed riparian habitat along the Whitewater River thus protecting local wildlife. See Exhibit 4 – USGS Map.

C. Project Emphasis – Attachment A

The following text outlines site amenities as noted in Attachment A of the Clean Ohio Conservation Fund Grant Application.

OPEN SPACE

Woodland Habitat

- X 1. Protects habitat for rare, threatened and endangered species**
- X 2. Increases habitat protection**
- X 3. Reduces or eliminates nonnative, invasive species of plants or animals**
- X 4. Preserves high quality, viable habitat for plant and animal species**

It was determined by the Ohio Environmental Protection Agency (OEPA) in 1995 that one State Endangered fish species, Northern madtom, *Noturus stigmosus* and two (2) State Special Interest fish species, Mooneye, *Hiodon tergisus* and River Redhorse, *Moxostoma carinatum* were found in the portion of the Whitewater River that flows by the two properties in this acquisition. A complete listing of the fish species found in the OEPA study are listed in Appendix A.

The preservation of this site's riparian habitat will not only enhance the health and viability of the existing riparian corridor, but will also slow erosion along the Whitewater River.

The HCPD will restore this area by allowing the site's existing woodland to reseed naturally throughout the site and HCPD will plant native trees on the Weitzel property to accelerate this process.

The benefits of protecting floodplains are numerous. They help reduce flood damage to resident's property by providing an area for flood water storage,

reduce erosion, remove sediment before it enters streams, provide recreation and access to the public, and create necessary habitat for local wildlife.

In addition, the presence of trees on these sites provide benefits. Trees have been shown to provide carbon sequestration which improves the soil quality, control air pollution, and filtrate and purify water as it leaves the site.

The Park District's first priorities on the site would be to perform a vascular plant survey and a covermapping inventory on the property to identify sensitive vegetation areas. The HCPD will also develop a Land Management Plan for the site.

Aquatic Habitat

- X 5. Restores and preserves aquatic biological communities
- X 7. Preserves or restores flood plain and stream side forest functions
- X 8. Preserves or restores water quality
- X 9. Preserves or restores natural stream channels
- X 10. Preserves or restores functioning flood plains
- X 12. Preserves or restores stream side forests
- X 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

These two properties preserve a vital aquatic biological community which include the state endangered and special interest fish species that are mentioned above. A complete list of fish species that were identified can be seen in Appendix A. The two sites are across the river from a riparian corridor that is currently protected by Harrison Township. The preservation of this site will help to reduce or eliminate siltation in the river thus potentially improving or creating needed habitat for aquatic species. The corridor vegetation also will help to stabilize stream banks which are currently showing signs of erosion. In addition, the two acquisition sites are a component of a larger interrelated riparian system.

The Ohio EPA report in 1995 "Biological and Water Quality Study of Middle and Lower Great Miami River and selected Tributaries" rates the Whitewater River as an Exceptional Warmwater Habitat (3745-1-21 table 21-1 OAC). This is the highest designation in our region equaled only by the Little Miami River above Beechmont and the Dry Fork of the Whitewater north of Atherton Rd. This designation is based on an actual biological field assessment performed by the OEPA. It is also listed by OEPA as having "Superior quality waters" (3745-1-05 table 5-4 OAC) the only stream so designated in Hamilton County. See Appendix B – Biological Attainment Map.

The OEPA defines an Exceptional Warmwater Habitat as a designation reserved for waters which support "unusual and exceptional" assemblages of aquatic organisms which are characterized by a high diversity of species, particularly those which are highly intolerant and/or rare, threatened, endangered, or special status (i.e. declining species); this designation represents a protection goal for water resource management efforts dealing with Ohio's best water resources. See Appendix C.

The study also determined that this stretch of river contains an impressive 47 species of fish which is considered exceptional and indicates the river's rich aquatic community. The study rated the stretch of river along these properties as having an exceptional biological community performance.

The two sites lie entirely within the Whitewater River floodplain in the Great Miami River Watershed and Great Miami Aquifer. At one time, this land was farmed and had much of its woodland removed. Farming has now ceased and the land is in varying stages of reforestation from mature to early successional.

The presence of woodland on the site has helped to reduce siltation caused from erosion on the site and the HCPD will ensure that this natural reforestation continues. The purchase of this land will help to protect this floodplain and its streamside forest along the Whitewater River and the Jamison Creek at the southern portion of the site.

One critical reason for preserving these properties is their relevance to water quality. The riverbank drops off considerably and has many areas suffering from erosion. When this site is purchased, the HCPD will ensure that the vegetated riparian corridor is widened and will remove invasive plants such as honeysuckle. This will aid in improving the Whitewater River channel health by reducing siltation caused by erosion.

The secondary stream corridor, Jamison Creek, will significantly benefit from any naturally occurring reforestation that occurs on the site. The previous farm use which occurred on the site reduced the width of this stream's riparian corridor. Since farming has ceased, the site's vegetation is regenerating, but box elder and dogwood trees are the predominant species. The Park District will accelerate the succession process by planting a wide mix of appropriate riparian tree species such as Cottonwood and Sycamore.

Jamison Creek also has a small area near its conjunction with the Whitewater River where an estuary-like stream area is being created. This micro-climate may attract additional species to the site. Further investigation of this area will be performed by the HCPD when the site is purchased. See Exhibit 4 – Habitat Reforestation Aerial.

Ohio Greenway's Inc. has compiled research regarding the benefits of riparian corridors which documents that their presence adds greatly to a community's quality of life and well being. They preserve open space, increase property values, provide aesthetic enhancement, reduce storm water infrastructure cost, helps provide cleaner air through the presence of its trees and improves the quality of nearby streams.

RIPARIAN CORRIDOR

X 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds

The site will be purchased through a fee simple acquisition and will secure a riparian corridor along the Whitewater River that could be accessed by canoeist.

X 16. Reforestation of land

X 17. Planting vegetation for filtration

The Whitewater Riparian acquisitions will protect this vital riparian habitat. Currently, the site is reverting into riparian woodland, however some areas are in the early stages of this development. The Park District will ensure that this process continues with proper stewardship practices and will accelerate this natural process by planting native riparian tree species less wooded areas. The HCPD will also remove non-native invasive species on the site to improve the site's biodiversity. By allowing this process to continue and mature, it will improve filtration on the site and decrease siltation, thus improving water quality within the Whitewater River.

X 20. Acquisition of connecting corridors

These properties are located on the western side of the Whitewater River across from a publicly secured riparian greenspace managed by Harrison Township. This will secure an important portion of the Whitewater River's riparian corridor. The HCPD has been actively seeking greenspace land along the Whitewater River. To date, the HCPD has purchased approximately 410 acres of land along the river's banks and has identified other sites for future consideration. One of these properties were acquired through a Clean Ohio Grant in 2002, Campbell Road Tract. The ultimate goal of these acquisitions is to connect Miami Whitewater Forest with Shawnee Lookout through a greenway and potential bike/hike trail.

This acquisition is consistent with the HCPD efforts to connect greenspace on the Whitewater River.

X 21. Supports comprehensive open space planning

Harrison Township owns a portion of this sensitive corridor on the east side of the river to protect the River's environmental resource. These acquisitions are supported by Harrison Township.

The HCPD's priority to preserve greenspaces in this county is also reflected in the **Hamilton County Planning Commission's Community Compass Report No. 16-6** "State of the County Report: Environment. It states that "Whereas past

conservation efforts often focused on protecting individual pieces of land, emphasis is now being placed on the need to provide for green infrastructure. Green infrastructure provides a framework for creating an interconnected network of natural streams, conservation lands, working landscapes and other green spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for American's communities and people".

X 22. Provides multiple recreational economic and aesthetic preservation benefits

The HCPD's restoration plans for this site will ensure that the area's aesthetic qualities and use as a wildlife habitat will be enhanced. Water sports recreation users will benefit from the visual qualities of the site.

Economic impacts are also realized from the protection of these two sites. First, flood control is accomplished due to the preservation of floodplain reducing clean-up and property loss costs. Stormwater infrastructure and water quality costs are also reduced due to the preservation of natural water storage and filtration areas.

Water quality on the site is also improved through proper stewardship on the site, which can reduce the water purification plant costs in cleaning this water.

D. Define Terms of Easement

RESTRICTIVE COVENANT -SELLER will agree to development restriction (to be included in the additional restrictions mentioned below) to restrict the development of any boat ramps, soccer fields or gravel mining in the event that the BUYER/OPTIONEE is successful in their grant application. The SELLER also agrees that, in the event that the BUYER/OPTIONEE is successful in their grant application, the deed shall contain the following additional restrictive language
"Hornsby/Alvis and Weitzel Properties - DECLARATION OF RESTRICTIONS

This Declaration of Restrictions is made on this day of transfer and has been inserted into this deed at the request of Hamilton County Park District (the "Grantee") with the intention to restrict future use of the property being conveyed by this deed.

Recitals:

A. Grantor owns certain property located in Hamilton, County, Ohio as more particularly described elsewhere in this deed (the "Property").

B. Hamilton County Park District applied for and has received a grant from the State of Ohio, acting by and through the Director of the Ohio Public Works Commission ("OPWC"), pursuant to Ohio Revised Code §164.20 et seq. (the "Grant"). In connection with Hamilton County Park District's application for the Grant, Hamilton County Park District proposed to use the Grant funds either for open space acquisition and related development or to protect and enhance riparian corridors, as set forth more specifically in its application.

C. As a condition to Hamilton County Park District's receipt of the Grant, Hamilton County Park District has agreed to restrict the use of the Property as set forth in this Declaration, with the intent that such restrictions run with the land.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor restricts Hamilton County Park District and its successors and assigns as owners of the Property, as follows:

§1. Use and Development Restrictions - Hamilton County Park District, for itself and its successors and assigns as owners of the Property, understand that the Property shall be subject to the following: Hamilton County Park District agrees to perpetually keep the Property in greenspace for the protection of hillside and forest areas included herein. Potential development of the Property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices.

§2. Perpetual Restrictions . The restrictions set forth in this Declaration shall be perpetual and shall run with the land for the benefit of, and shall be enforceable by, OPWC. This Declaration and the covenants and restrictions set forth herein shall not be amended, released, extinguished or otherwise modified without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§3. Enforcement. If Hamilton County Park District, or its successors or assigns as owner of the Property, should fail to observe the covenants and restrictions set forth herein, the Grantee or its successors or assigns, as the case may be, shall pay to OPWC upon demand, as liquidated damages, an amount equal to the greater of (a) two hundred percent (200%) of the amount of the Grant received.

§4. Restriction on Transfer of the Property. Hamilton County Park District acknowledges that the Grant is specific to Hamilton County Park District and that OPWC's approval of Hamilton County Park District's application for the Grant was made in reliance on Hamilton County Park District's continued ownership and control of the Property. Accordingly, Grantee shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§5. Separability. Each provision of this Declaration and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration.

§6. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the parties are as follows:

Hamilton County Park District 10245 Winton Road, Cincinnati, Oh. 45231

*OPWC: Ohio Public Works Commission 65 East State Street Suite 312
Columbus, Ohio 43215 Attn: Director*

§7. Governing Law. This Declaration shall be governed by, and construed in accordance with the laws of the State of Ohio.

IN WITNESS WHEREOF, the Grantor has caused this Declaration of Restrictions to be included as a part of the deed transferring title to the property to Hamilton County Park District..

If the BUYER/OPTIONEE is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then the above italicized restrictive covenant will NOT be placed on this deed.

E. Extent of public access once project is completed.

The Whitewater Riparian Acquisition properties will be open to the public daily from dawn to dusk, however, to preserve the site's delicate ecological balance, visitors would be advised to contact the HCPD rangers before their visit.

2.2 Ownership/Management/Operation

Ownership

The HCPD will purchase the acquire Whitewater Riparian properties through fee simple purchase. The HCPD's matching funds will be comprised of 39% from the donation portion from the bargain sale of the Hornsby/Alvis properties and 2% from the HCPD as outlined in Table A.

Management

The HCPD will manage the sites for conservation of natural resource purposes with the possibility of limited passive recreation activities such as low impact nature trails, wildlife viewing and nature education programming.

Maintenance/Operations

The property will be maintained by standard stewardship and operational practices implemented by the Hamilton County Park District staff. The HCPD is an experienced and successful steward of natural resources and is currently responsible for managing 15,538 acres of parkland that includes hundreds of acres of riparian habitat.

Similar Experience

Below are five examples of previous fee simple land acquisitions which were similar to the Whitewater Riparian Acquisitions. In addition to this the HCPD has successfully completed over 70 fee simple land acquisitions in the past 10 years.

Previous similar Fee Simple Acquisitions – All the below projects were Clean Ohio projects which were similar to this application and have been completed and are being managed by the HCPD.

Beckmeyer, 136 acres
Campbell, 183 acres
Broadwell Woods, 70 acres
Fulton, 11 acres
Jansen, 30 acres

- 2.3 Purchase Contract:** The HCPD has signed an option agreement with the owners agreeing to sell the Whitewater Riparian Acquisition properties to the HCPD for the agreed upon amounts in this document. The HCPD is prepared to immediately move forward with the purchase once a contract with OPWC is executed. The option agreements of these two property

Part III. Compliance with State Criteria

1. Percentage of Clean Ohio matching funds necessary to complete project

_____ 75% _____ 74 - 70% _____ 69 - 65% _____ 64 - 60% X <60%

The HCPD is requesting 59% of Clean Ohio Funding for the 2005 Funding year.

2. Level of collaborative participation: Participation means active involvement through in-kind services or funding.

_____ local political subdivisions _____ State agencies _____ federal agencies

_____ community organizations _____ conservation organizations

_____ local business groups

3. OPWC Districts

_____ Joint project in more than one district

_____ Joint project in this district

_____ Carries out an adopted community, watershed or other plan overlapping another district

4. Community benefits: Relative economic, social and recreational benefits

 X economic benefits

 X social/recreational

Economic Benefits

Research has shown that the acquisition of open space in highly developed areas will reduce infrastructure costs, decrease health related costs and increase property values. Open space and trees will reduce storm water management and water quality management cost by the open land absorbing much of the runoff caused by development. It also allows the water more time to filtrate through the greenspace to improve its water quality. The presence of preserved trees on site also creates a process called transpiration which helps to purify air quality in a county. Hamilton County is in noncompliance with the EPA. This process would help reduce air quality related health costs, such as treatment for lung cancer, asthma and other respiratory diseases that are prevalent in Hamilton County.

Social/Recreational Benefits

The approval of this application will protect a needed riparian corridor in this county which will increase health benefits to its residents by creating more open space for residents to hike and explore, creating additional greenspace in the community and allowing a direct access to the Whitewater River.

Points 5 – 7 are addressed previously in this application. See Above.

Part IV. Compliance with Hamilton County Priorities

1. Community Planning –

The HCPD has been actively pursuing properties along the Whitewater River. To date the Park District has purchased 410 acres of land along this corridor and will keep this land in preservation. This project will help to secure needed riparian corridors along this aquatic habitat.

The HCPD's priority to preserve greenspaces in Hamilton County is reflected in the Hamilton County Planning Commission's Community Compass Report No. 16-6 "State of the county Report: Environment. It states that "Whereas past conservation efforts often focused on protecting individual pieces of land, emphasis is now being placed on the need to provide for green infrastructure. Green infrastructure provides a framework for creating an interconnected network of natural streams, conservation lands, working landscapes and other green spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for American's communities and people".

The preservation of riparian greenways is a paramount concern for many municipalities, including those mentioned above, and the acquisition of these riparian properties will move the county closer to preserving the riparian corridor along the Whitewater River.

This acquisition will also comply with the EPA mandated and approved **Storm Water Management Program** for HCPD.

In March 2003, HCPD completed this mandated plan that defines HCPD's stewardship practices for all existing and newly acquired greenspaces. This program was approved by the OEPA in 2003, providing the Park District with a five year permit for projects occurring during that time. The HCPD is required by law to implement all stewardship and development guidelines as set forth in our Storm Water Management Program to ensure the greenspaces are managed per the OEPA's standards.

This program outlines the major components of HCPD's stewardship practices. They include: preserving open space; performing environmental assessments on potential acquisitions, reducing impervious surfaces on site's, and reforesting sites.

Although the Park District officially commenced this program in 2003, it has been utilizing many of the practices for decades. The Park District has been actively seeking significant greenspace for many years. In 1985, the Hamilton County Park District embarked on a program of identifying and removing

paved surfaces. Approximately fifteen (15) acres of pavement have been removed.

The Park District also makes it a practice to remove buildings acquired with new properties unless they can be retro-fitted for public. Over the past twenty-five years, the Hamilton County Park District has removed eighty-six (86) structures.

Since the mid 1970's the Hamilton County Park District has been reducing acreage of park areas regularly mowed to create more buffer and wildlife habitat. In 1991, the Park District began a program to convert cultivated cropland into natural areas. In the past decade, approximately 150 acres of farmland have been converted into wetlands and 300 acres converted to prairie or meadow habitat. In all cases, native plant species were used. These plants were collected within a 150-mile radius of Hamilton County or raised in the Park District's native seed nursery. The use of native species improves the chance of plant survival. The use of prairie species has the additional benefit of a deep root system that maximizes soil retention and evapotranspiration thus reducing runoff. There are approximately 200 acres of farmland that the Park District plans to convert, mostly to prairie, during the next five years.

2. Natural Resource Viability: How important is the project to the viability of the natural resources affected by the project.

Protects 1-5 State Natural heritage Inventory (NHI) ranked rare species

One state endangered fish species - Northern madtom, *Noturus stigmosus*, has been located within the Whitewater River which flows by the Acquisition sites. Additionally, two rare species which are classified as State special interest fish; Mooneye, *Hiodon tergisus* and River Redhorse, *Moxostoma carinatum* were found.

3. Project preserves or naturally restores steep hillsides with slopes greater than 20%:

The majority of the site is relatively flat, however there is a severely sloping bank along the river which has significant erosion issues. By preserving and managing this tract of land, the HCPD will ensure that erosion is minimized.

4. Preserves or enhances undeveloped lands along viewsheds of major highway

This property is visible from I-275 and Lawrenceburg Road. The preservation of this property will add to the aesthetic quality of the viewshed along these corridors.

5. Protection of highly erodable lands:

The Whitewater riparian acquisition sites lie entirely within the Whitewater floodplain. The sites are primarily flat with the exception of the bank along the river which slopes severely, with erosion problems. The sites lie within the Stonelick fine sandy loam, St soil classification.

This classifications ranges from 0% to 2% slopes with well drained soils located on floodplains. Flooding can occur in these areas at any time of the year, but the generally flood in Spring, Fall and Winter months. These flood events are generally brief in nature.

St soils are generally found in sizes ranging from 5 to 150 acres. Permeability is moderately rapid and runoff is slow. It is suitable for crop lands, but are well suited to trees. Many areas adjacent to the stream channels are wooded. The flooding is typically brief and trees are generally not damaged. See Soil Survey Map Exhibit 5.

- 6. Readiness to proceed:** The HCPD has secured all the needed documents and has completed negotiations with the owners of the Whitewater Riparian acquisitions. HCPD is ready to proceed immediately upon notice of acceptance of Clean Ohio Conservation funding.

See Exhibit 6 for photos of the Whitewater Riparian sites.

Site	Acres	ment/Operation	Option Agreement/Letter of Agreement
Whitewater Riparian Corridor Acquisitions			
Hornsby/Alvis	59	HCPD	Yes**
Weitzel	5	HCPD	Yes**
Total Acreage	64		

* See Attachment A for a more detailed li

** Option agreement and letter of agreem

Table B

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u> / / </u>	<u> / / </u>
3.2	Land Acquisition/Easements:	<u>6/1/05</u>	<u>6/1/06</u>
3.3	Site Improvements:	<u> / / </u>	<u> / / </u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Jack Sutton
	TITLE	Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	jsutton@greatparks.org
4.2	CHIEF FINANCIAL OFFICER	Don Rudler
	TITLE	Treasurer
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	drudler@greatparks.org
4.3	PROJECT MANAGER	Ross Hamre
	TITLE	Planning Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 728-3551, ext. 256
	FAX	(513) 521-2896
	E-MAIL	rhamre@greatparks.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

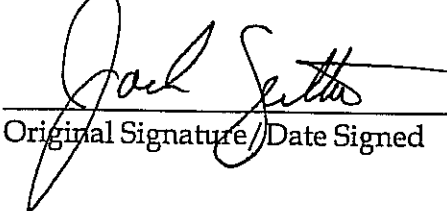
- ☒ [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ [X] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☐ [] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☐ [] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☒ [X] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☒ [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director

 4/1/05
Original Signature/Date Signed

ATTACHMENT A

PROJECT EMPHASIS (Whitewater River Riparian Acquisitions)

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- * 1. Protects habitat for rare, threatened and endangered species
- * 2. Increases habitat protection
- * 3. Reduces or eliminates nonnative, invasive species of plants or animals
- * 4. Preserves high quality, viable habitat for plant and animal species
- * 5. Restores and preserves aquatic biological communities
- 6. Preserves headwater streams
- 1 7. Preserves or restores flood plain and stream side forest functions
- * 8. Preserves or restores water quality
- 2 9. Preserves or restores natural stream channels
- 3 10. Preserves or restores functioning flood plains
- 11. Preserves or restores wetlands
- * 12. Preserves or restores stream side forests
- * 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- * 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- * 16. Reforestation of land
- * 17. Planting vegetation for filtration
- 18. Incorporates aesthetically pleasing and ecologically informed design
- 19. Enhances educational opportunities and provides physical links to schools and after school centers
- * 20. Acquisition of connecting corridors
- * 21. Supports comprehensive open space planning
- * 22. Acquisition of connecting corridors
- 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

One (1) through three (3) indicate the project's primary components. Asterisks (*) indicate strong elements involved within this project.

BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT

March 17, 2005

RESOLUTION NO. 2508

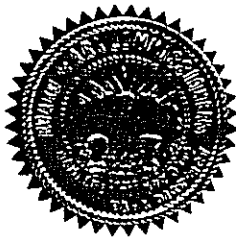
CLEAN OHIO CONSERVATION PROGRAM

WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.

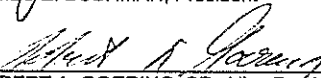
NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:

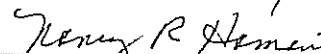
1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds.
2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT



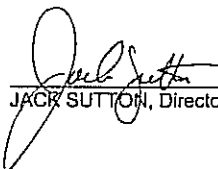

JAMES E. BUSHMAN, President


ROBERT A. GOERING, SR., Vice President


NANCY R. HAMANT, Vice President

ATTEST:


This 17th day of March, 2005


JACK SUTTON, Director

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

March 30, 2005

I, Donald Rudler, Treasurer of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$137,907.60 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the Whitewater Riparian Acquisitions.



Donald Rudler, Treasurer

Option Agreement - Alvis Property
Approximately 58.76 Acres of fee simple
March 22, 2005

This Option Agreement is by and between ALVIS PROPERTIES, LLC, a Domestic Limited Liability Company registered as # 958000 represented by James Alvis with a current status of Active and a mailing address of ~~9570 State Route 128~~ ¹⁰⁵ ~~Miamitown, Ohio 45041~~ (who is currently under a land contract dated JUNE, 1, 2001¹⁹⁹⁸ with Eric Hornsby, deceased (Gail Hornsby will sign the contract as his executor) for the purchase of the same property, said land contract hereby being made null and void as witnessed by the signatures of both Jim Alvis and Eric Hornsby on this document ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District or its' assigns ("BUYER/OPTIONEE").

JHA
P.O. Box 243

WITNESSETH:

For and in consideration of the sum of a total of \$650 per month payable in advance in three-month installments (OPTION FEES) to be paid by the BUYER/OPTIONEE, the receipt of which is hereby acknowledged, the SELLER hereby grants to the BUYER/OPTIONEE the exclusive right to purchase approximately 58.76 Acres of fee simple land on the following described real estate. Said real estate shall be held exclusively for the BUYER/OPTIONEE for a one-year time. Said term commencing upon the date of the execution of this agreement by the SELLER ("OPTION FEES"),

1. PROPERTY DESCRIPTION: Approximately 58.76 Acres more or less, of real property shown on the Hamilton County Auditor's Map as Plat Book 560-0170-0002 and 0041 (as shown on Attachment 1 map ("REAL ESTATE").
2. PRICE AND TERMS: The execution by the BUYER/OPTIONEE of this Agreement shall constitute an offer to purchase the REAL ESTATE per the terms as stated in this Agreement and, SELLER shall sell the REAL ESTATE and the BUYER/OPTIONEE agrees to purchase the REAL ESTATE for \$159,900.00 (PURCHASE PRICE).
3. OPTION FEES: If, during the OPTION PERIOD, BUYER/OPTIONEE exercises this Option Agreement the OPTION FEES are to be credited towards the PURCHASE PRICE. As a condition to this Agreement, BUYER/OPTIONEE intends to seek funding assistance through the Clean Ohio Conservation Program Fund as administered by the Ohio Public Works Commission for reimbursement of somewhere between 59-75% of the PURCHASE PRICE. BUYER will notify SELLER in writing of its decision to exercise this option or not as appropriate. Any OPTION FEES paid

7. CONVEYANCE AND CLOSING: BUYER shall be responsible for transfer taxes. SELLER shall be responsible for deed preparation and shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed within 90 days of the exercise of this Option Agreement by the BUYER, or at such sooner time as mutually agreeable to the parties hereto ("CLOSING"), free, clear and unencumbered as of CLOSING, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by the SELLER.
8. CONDITION OF IMPROVEMENTS: SELLER agrees that on Possession, the REAL ESTATE shall be in the same condition as it is on the date of this offer, except for ordinary wear and tear and casualty damage from perils insurable under a standard fire policy with extended coverage. If the REAL ESTATE be damaged or destroyed by fire or other casualty and if, prior to Closing, the REAL ESTATE shall not be repaired or restored by, and at the cost of SELLER, to a condition as good as it was prior to the damage or destruction, then BUYER, at his option, may terminate this contract by written notice to SELLER. During the pendency of this contract, SELLER shall not make any substantial alterations or repairs without the consent of the BUYER.
9. GRANT OF PERMISSION: SELLER hereby grants permission to BUYER/OPTIONEE'S environmental auditors for entry into the property.
10. RESTRICTIVE COVENANT -SELLER will agree to development restriction (to be included in the additional restrictions mentioned below) to restrict the development of any boat ramps, soccer fields or gravel mining in the event that the BUYER/OPTIONEE is successful in their grant application. The SELLER also agrees that, in the event that the BUYER/OPTIONEE is successful in their grant application, the deed shall contain the following additional restrictive language "Alvis Property - **DECLARATION OF RESTRICTIONS**

This Declaration of Restrictions is made on this day of transfer and has been inserted into this deed at the request of Hamilton County Park District (the "Grantee") with the intention to restrict future use of the property being conveyed by this deed.

District acknowledges that the Grant is specific to Hamilton County Park District and that OPWC's approval of Hamilton County Park District's application for the Grant was made in reliance on Hamilton County Park District's continued ownership and control of the Property. Accordingly, Grantee shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§5. Separability. Each provision of this Declaration and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration.

§6. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the parties are as follows:

*Hamilton County Park District 10245 Winton Road, Cincinnati, Oh.
45231*

*OPWC: Ohio Public Works Commission 65 East State Street Suite 312
Columbus, Ohio 43215 Attn: Director*

§7. Governing Law. This Declaration shall be governed by, and construed in accordance with the laws of the State of Ohio.

IN WITNESS WHEREOF, the Grantor has caused this Declaration of Restrictions to be included as a part of the deed transferring title to the property to Hamilton County Park District..

If the BUYER/OPTIONEE is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then the above italicized restrictive covenant will NOT be placed on this deed.

11. CLOSING AFTER EXERCISE OF OPTION: Upon the exercise of the right and option in the manner prescribed above, the Closing for the payment of the balance of the purchase price and the delivery of the deed shall be held at the convenience of both parties, but in no event shall be later than 90 days from the execution of this OPTION AGREEMENT by the

Hamilton County Engineers.

WITNESS: Cathy M. Mosklein SELLER: James Alvis
James Alvis
9570 State Route 128 P.O. Box 243
Miamitown, Ohio 45041

WITNESS: Larry Hollman

WITNESS: James Alvis SELLER: Gail Hornsby
Gail Hornsby (executor)

WITNESS: _____

ACCEPTANCE by the BUYER: We hereby accept the above contract on
this _____ day of _____ month, 2005 year _____ time.

WITNESS: _____ BUYER: _____
Director

WITNESS: _____

ADDRESS OF BUYER: Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231 (513) 521-PARK
(This is a legally binding contract. If not understood, seek legal advice.)



Your Natural Choice®

10245 Winton Road • Cincinnati, Ohio 45231
(513) 521-PARK (7275) • www.greatparks.org

Board of Park Commissioners:

NANCY R. HAMANT • ROBERT A. GOERING • JAMES E. BUSHMAN

Director JACK SUTTON

Constance Weitzel
4863 Mayhew Dr
Cincinnati Ohio 45238

April 1, 2005

Re: Letter of Intent Concerning approximately 5.012 Acres more or less, of real property shown on the Hamilton County Auditor's Map as Plat Book 560-0170-0078 (as shown on Attachment 1 map)

Dear Mrs. Weitzel:

Hamilton County Park District ("Purchaser") has an interest in acquiring from you, Constance Weitzel the Seller, that property owned by you and known as Lawrenceburg Road, more fully described in the legal descriptions here to (the "Property").

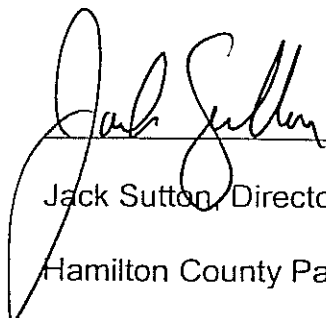
Purchaser and Seller have agreed on a purchase price of \$40,000 for the property. Purchaser's obligation to acquire the Property shall be contingent upon the approval of Purchaser's application for a grant from the Ohio Public Works Commission as submitted by Hamilton County Natural Resource Advisory Council, District 2 on or before May 30, 2005.

Within 90 days after the approval of Purchaser's application for a grant from Ohio Public Works Commission, Purchaser and Seller agree to enter into a binding Contract to Purchase, which contract shall have no contingencies other than Seller providing marketable title and shall have a closing date not later than 90 days thereafter.

This letter of intent, executed by Hamilton County Park District and Constance Weitzel indicates the willingness of both parties to work together in good faith towards the sale and purchase of the Property as set forth herein. The parties hereto acknowledge that until the Contract to Purchase has been fully executed, there is no binding relationship between the parties.

By your signature below please acknowledge your agreement to this letter of intent

Sincerely,



Jack Sutton, Director
Hamilton County Park District

MISSION STATEMENT

"To preserve and protect natural resources and to provide outdoor recreation and education in order to enhance the quality of life for present and future generations."

VALUATION DATA

PURPOSE OF VALUATION:

For acquisition purposes by the Hamilton County, Ohio, Park District

SUBJECT OF VALUATION:

VALUATION APPROACHES UTILIZED

Cost N.A. Sales Comparison Yes Income Capitalization N.A.

VALUATION RESULTANTS

Cost Approach Not Applicable

Sales Comparison Approach \$292,585.00

Income Capitalization Approach Not Applicable

FINAL VALUE ESTIMATE

58.517 + Acres @ \$5,000.00 Per Acre = \$292,585.00 Taken As

\$292,585.00

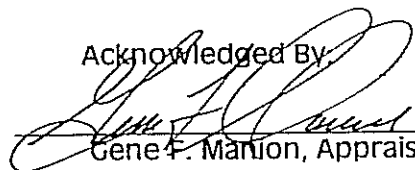
COMMENTS:

The Hamilton County Park District's Schematic indicates the acreage to be 58,760. The Appraiser, for purposes of this valuation, utilizes the acreage as contained in the most current Recorded legal description; the same being 58.517 acres. Land Installment Contract recorded in O.R. Book 7966, Page 1724.

Effective Date of Valuation:

February 24, 2005

Acknowledged By:


Gene F. Marion, Appraiser

APPRAISAL ABSTRACT

PROPERTY IDENTIFICATION:

E/S Lawrenceburg Road, Harrison Township, Hamilton County, Ohio

AUDITOR'S IDENTIFICATION:

Plat Book 5060 Page 170 Parcel(s) 78

LEGAL DESCRIPTION:

O.R. Book 7210, Pages 1119 & 1120 = 5.012 Acres

OWNER OF RECORD:

Constance L.B. Weitzel

LAND AREA:

Site Dimensions: Irregular = 5.012 Acres

Land Area 218,323+ Sq.Ft.

ZONING: "H" - Riverfront

Existing Use Ordinance: Unimproved Land

Proposed Use Ordinance: Natural Conservation Lands

UTILITIES:

Electric

HIGHEST AND BEST USE: Seasonal camp site; gravel extraction; agricultural

IMPROVEMENTS:

The subject acreage is unimproved.

SITE DESCRIPTION:

The subject site has a panhandle configuration and has fee access from the east right of way for Lawrenceburg Road; however, improved access is currently via an easement gravel roadway accessed from Lawrenceburg Road. The topography is substantially level.

LAND IMPROVEMENTS:

The land improvements are limited to substantially wooded areas and grasslands, the same being considered to run with the land.

VALUATION DATA

PURPOSE OF VALUATION:

For acquisition purposes by the Hamilton County, Ohio, Park District

SUBJECT OF VALUATION:

VALUATION APPROACHES UTILIZED

Cost N.A. Sales Comparison Yes Income Capitalization N.A.

VALUATION RESULTANTS

Cost Approach Not Applicable

Sales Comparison Approach \$40,000.00

Income Capitalization Approach Not Applicable

FINAL VALUE ESTIMATE

5.012 + Acres @ \$8,000.00 Per Acre = \$40,096.00; Taken As

\$40,000.00

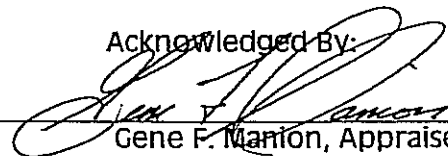
COMMENTS:

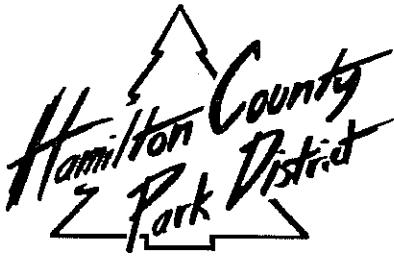
The designated acreage is accepted as contained within the most recently recorded legal description.

Effective Date of Valuation:

March 16, 2005

Acknowledged By:


Gene F. Marion, Appraiser



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	March 3, 2005	FAX NO.	367-3592
TO:	Harrison Township	PAGES:	5
ATTN:	Bill Ennis		(including this cover sheet)
FROM:	Sally Bauer, Park Planner		

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 728-3551, EXT 264**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Harrison Township regarding the following project:

- Hornsby Tract at 2491 Lawrenceburg Road
- Weitzel Tract
- Hoskins tract

(See attached project information describing the above project)
No Funds from Harrison Township are involved in this project.

**Please respond to this fax indicating you have received this information and
acknowledge these applications.**

Should you have any questions, please contact Sally Bauer, Park Planner at 728-3551 extension 264.



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	March 28, 2005	FAX NO.	(513) 946-4444
TO:	Board of Commissioners	PAGES:	7
ATTN:	Cindy Weltlauf, Grants Administrator		(including this cover sheet)
FROM:	Sally Bauer, Park Planner	PHONE	(513) 946-4400

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 728-3551, EXT 264**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Hamilton County regarding the following project:

Oxbow Floodplain Acquisitions

- Jackson Tract on Lawrenceburg Road
- Pope tract on Lawrenceburg Road
- Heinrich Tract on Lawrenceburg Road

Whitewater Riparian Acquisitions

- Alvis Tract
- Weitzel Tract
- Hoskin Tract

(See attached project information describing the above project)
No Funds from Hamilton County are involved in this project.

Please respond to this fax indicating you have received this information and acknowledge these applications.

Should you have any questions, please contact Sally Bauer, Park Planner at 728-3551 extension 264.

See Attached:

Letter
2 Location Maps
Whitewater Riparian Information
Oxbow Floodplain Information

Trustees
FRED L. DOLE
LARRY E. KINNETT
WILLIAM R. NOES
Clerk
GREGORY P. BYBEE



300 GEORGE STREET
HARRISON, OHIO 45030
OFFICE (513) 367-2243
FAX (513) 367-3592

March 18, 2005

TOWNSHIP

Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231
Attention: Mr. Jack Sutton

Re: 59 acres/Lawrenceburg Road/Harrison Township

Dear Mr. Sutton:

It is our understanding that the Park District is applying for Clean Ohio Monies to purchase land in Harrison Township as described above. It is our further understanding that the purpose of this acquisition is to preserve and enhance the riparian corridor along the Whitewater River.

The township's Comprehensive Land Use Plan designates this area as green space/agricultural and this proposed purchase would be consistent with the plan. It should be noted that a gravel extraction company has requested permission to mine gravel from part of the proposed purchase. This proposal was vigorously resisted by the Township and the operator discontinued its' pursuit of the application.

Accordingly, the township strongly supports the district's application for monies to purchase this land with the understanding that the land would be preserved in its natural state or further enhanced for returning the riparian corridor along the Whitewater River.

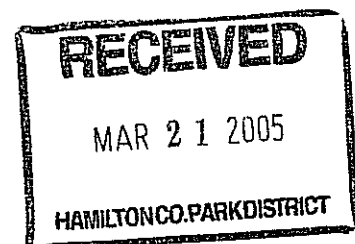
If you have any questions, please feel free to contact me at 513-367-2243 ext. 47.

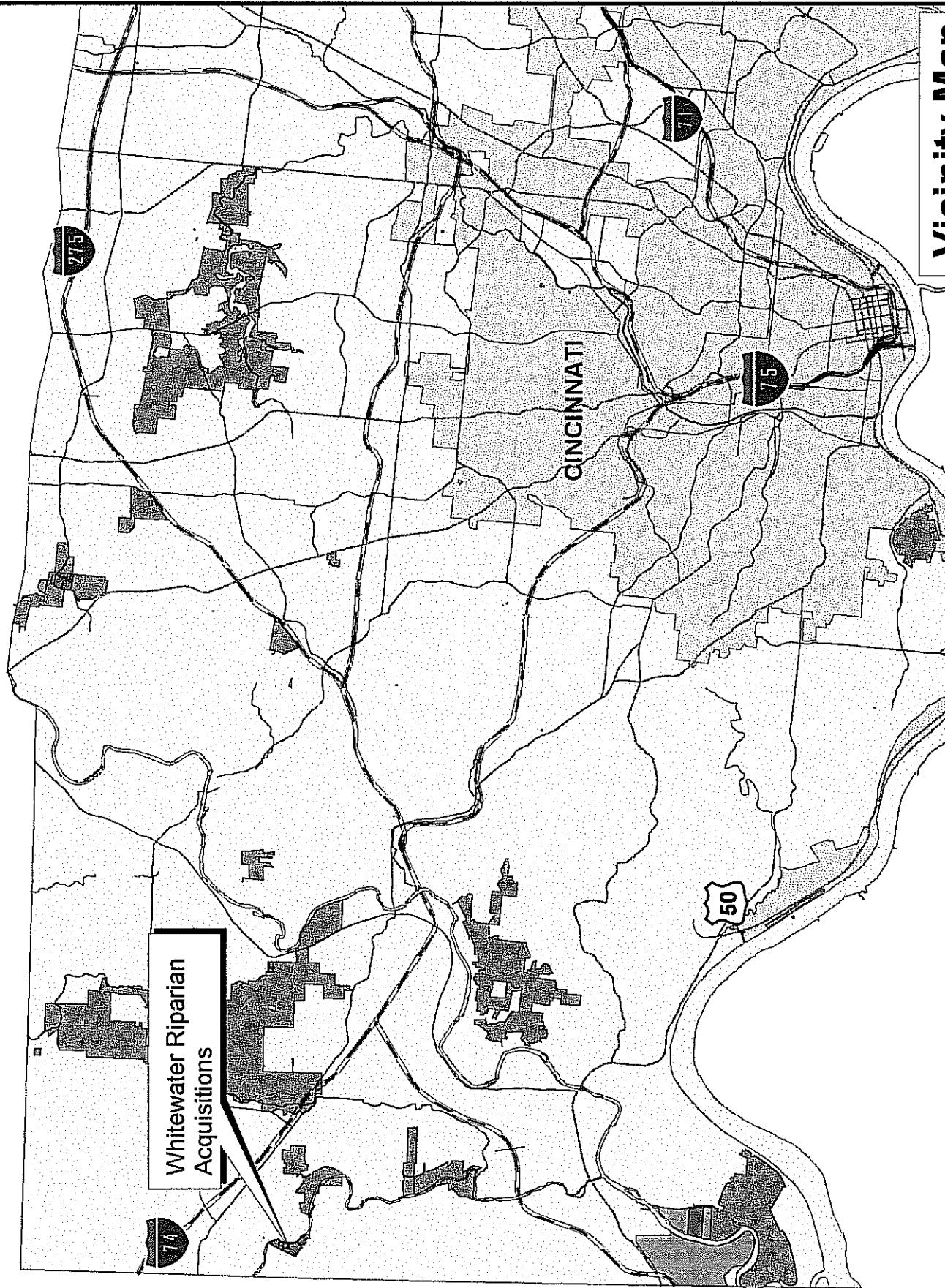
Very Truly Yours,

HARRISON TOWNSHIP TRUSTEES

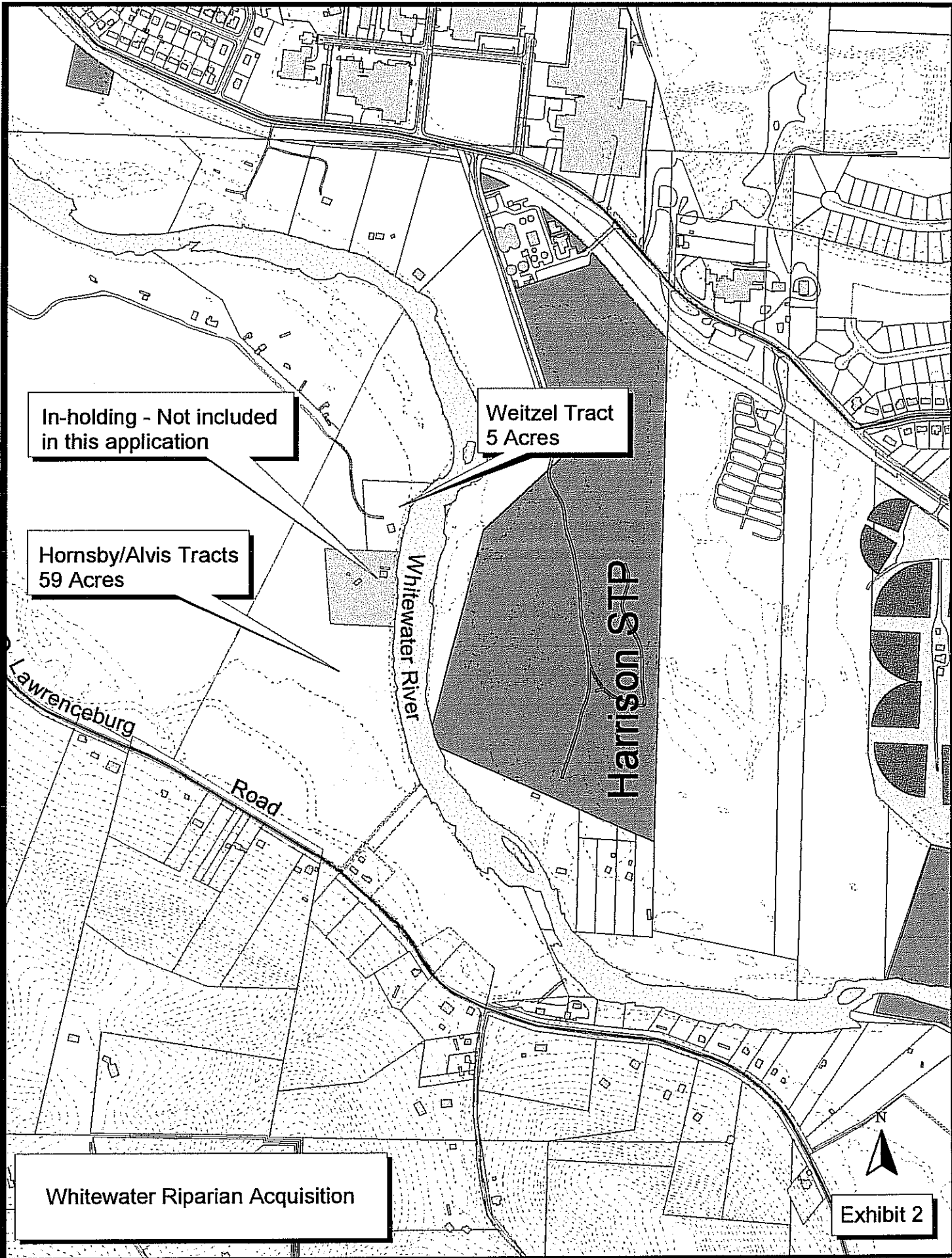
William J. Ennis, Administrator

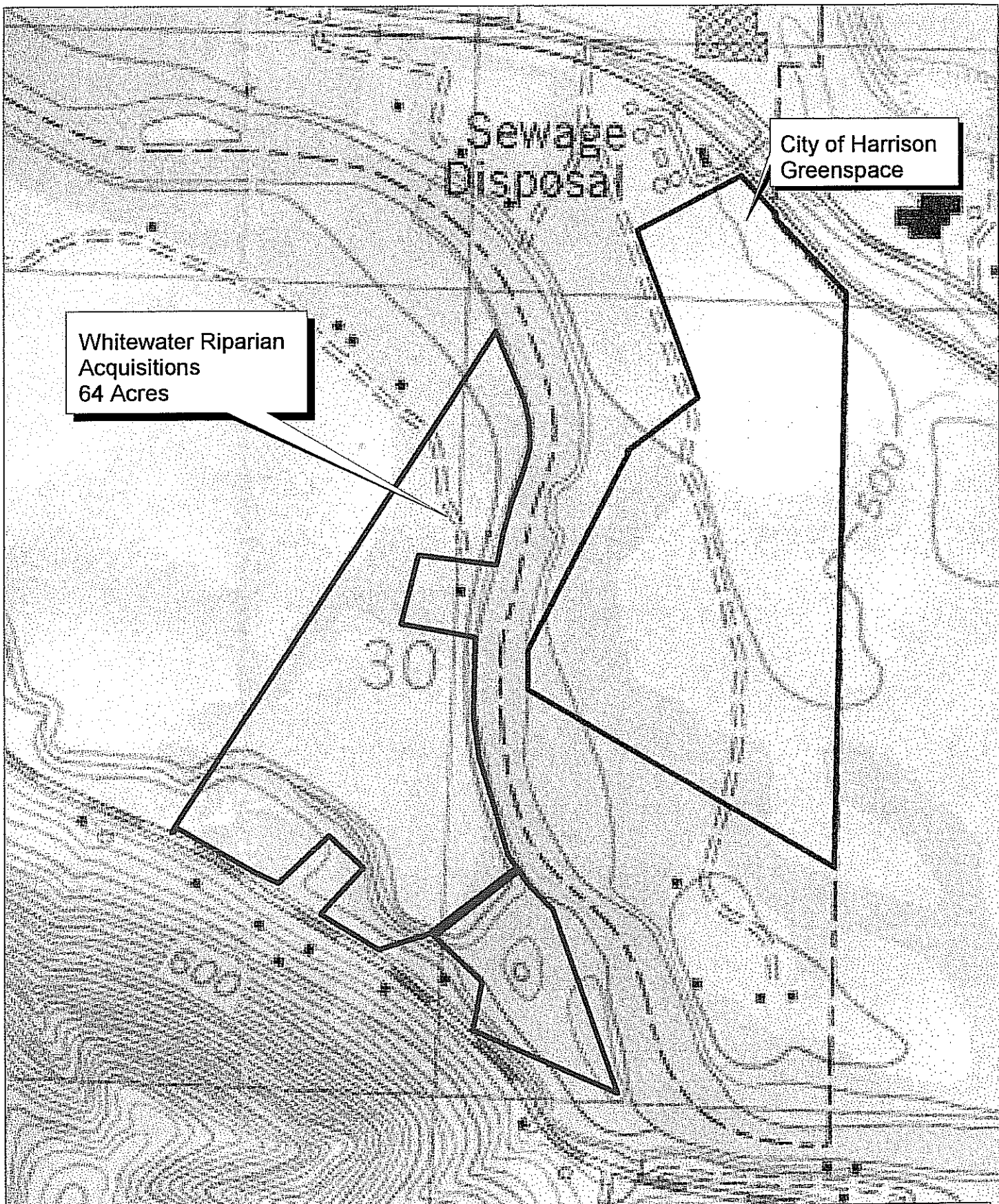
cc: Trustees, Clerk, Mayor





Whitewater Riparian Acquisition



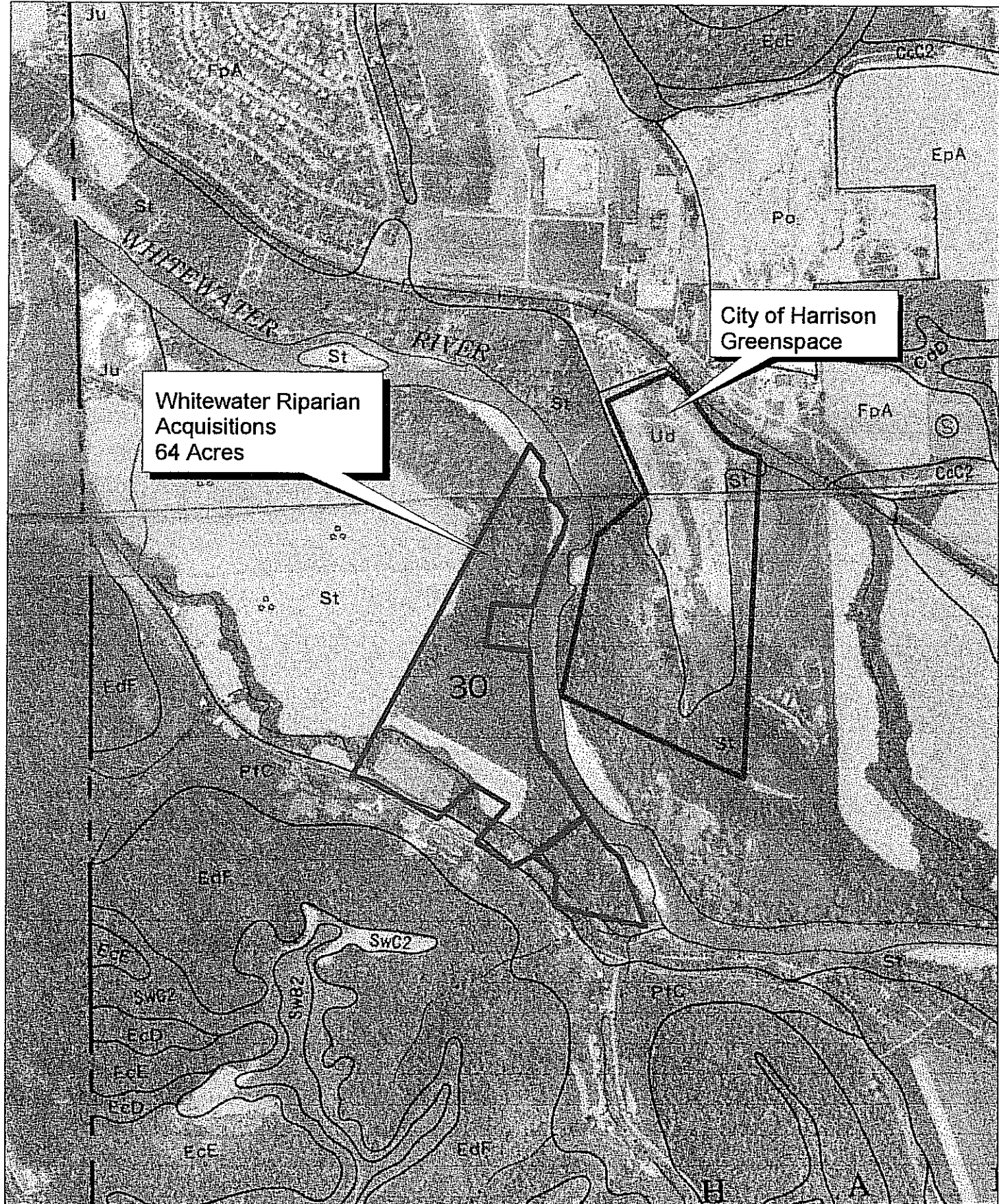


Whitewater Riparian Acquisition

USGS Map



Exhibit 4



Whitewater Riparian Acquisitions Soil Map

Sheets 9 and 17 of Hamilton County Soil Survey



Whitewater Riparian Acquisitions – Photographic Images



Standing from the southwestern corner of the property looking southeast along Lawrenceburg Road. This picture shows a flooded canal channel that used to run through this area surrounded by a riparian corridor.



Standing in the southern portion of the property looking east towards a field with tall forbs. This area is beginning to reforest itself. The Park District will encourage this progression.



Standing in the eastern most portion of the site looking east towards the Whitewater River and it's riparian corridor.



Standing in the southwestern portion of the site looking east into a thick grove of saplings in a successional area.

Species List

River Code: 14-300	Stream: Whitewater River	Sample Date: 1995
River Mile: 7.70	Basin: Great Miami River	Date Range: 09/26/95
	Time Fished: 2754 sec	Drain Area: 1369.0 sq mi
	Dist Fished: 0.47 km	No of Passes: 1
		Sampler Type: A

Species Name / ODNR status	IBI Grp	Feed Guild	Breed Guild	Tol	# of Fish	Relative Number	% by Number	Relative Weight	% by Weight	Ave(gm) Weight
MOONEYE [S]		I	M	R	2	4.26	0.68	0.77	0.36	180.00
GIZZARD SHAD		O	M		93	197.87	31.74	19.22	8.97	97.13
SMALLMOUTH BUFFALO	C	I	M		1	2.13	0.34	4.95	2.31	2,325.00
QUILLBACK CARPSUCKER	C	O	M		8	17.02	2.73	6.03	2.82	354.50
RIVER CARPSUCKER	C	O	M		9	19.15	3.07	11.22	5.24	585.78
HIGHFIN CARPSUCKER	C	O	M		13	27.66	4.44	8.12	3.79	293.38
SILVER REDHORSE	R	I	S	M	6	12.77	2.05	9.04	4.22	708.17
BLACK REDHORSE	R	I	S	I	32	68.09	10.92	31.24	14.59	458.88
GOLDEN REDHORSE	R	I	S	M	41	87.23	13.99	35.76	16.69	409.89
SHORHEAD REDHORSE	R	I	S	M	16	34.04	5.46	12.82	5.99	376.60
RIVER REDHORSE [S]	R	I	S	I	1	2.13	0.34	5.98	2.79	2,810.00
NORTHERN HOG SUCKER	R	I	S	M	10	21.28	3.41	4.28	2.00	201.20
COMMON CARP	G	O	M	T	12	25.53	4.10	47.96	22.39	1,878.33
SPOTFIN SHINER	N	I	M		8	17.02	2.73	0.03	0.01	1.75
BLUNTNOST MINNOW	N	O	C	T	1	2.13	0.34	0.00	0.00	2.00
CENTRAL STONEROLLER	N	H	N		9	19.15	3.07	0.06	0.03	3.33
CHANNEL CATFISH	F		C		6	12.77	2.05	7.84	3.66	613.83
STONECAT MADTOM		I	C	I	1	2.13	0.34	0.00	0.00	2.00
WHITE BASS	F	P	M		3	6.38	1.02	0.69	0.32	108.67
SMALLMOUTH BASS	F	C	C	M	2	4.26	0.68	2.75	1.28	645.00
SPOTTED BASS	F	C	C		1	2.13	0.34	0.02	0.01	10.00
LONGEAR SUNFISH	S	I	C	M	9	19.15	3.07	0.47	0.22	24.78
PUMPKINSEED SUNFISH	S	I	C	P	1	2.13	0.34	0.02	0.01	7.00
SAUGER	F	P	S		2	4.26	0.68	0.70	0.33	164.50
GREENSIDE DARTER	D	I	S	M	1	2.13	0.34	0.02	0.01	10.00
FRESHWATER DRUM			M	P	5	10.64	1.71	4.19	1.96	394.20
<i>Mile Total</i>					293	623.40		214.18		
<i>Number of Species</i>					26					
<i>Number of Hybrids</i>					0					

Species List

River Code: 14-300	Stream: Whitewater River	Sample Date: 1995
River Mile: 7.20	Basin: Great Miami River	Date Range: 09/26/95
	Time Fished: 3278 sec	Drain Area: 1370.0 sq mi
	Dist Fished: 0.50 km	No of Passes: 1
		Sampler Type: A

Species Name / ODNR status	IBI Grp	Feed Guild	Breed Guild	Tol	# of Fish	Relative Number	% by Number	Relative Weight	% by Weight	Ave(gm) Weight
SKIPJACK HERRING		P	M		1	2.00	0.23	0.05	0.01	23.00
GIZZARD SHAD		O	M		74	148.00	17.29	15.20	4.70	102.70
SMALLMOUTH BUFFALO	C	I	M		1	2.00	0.23	0.96	0.30	482.00
QUILLBACK CARPSUCKER	C	O	M		2	4.00	0.47	2.72	0.84	681.00
RIVER CARPSUCKER	C	O	M		6	12.00	1.40	5.94	1.84	495.17
HIGHFIN CARPSUCKER	C	O	M		6	12.00	1.40	4.35	1.34	362.20
SILVER REDHORSE	R	I	S	M	9	18.00	2.10	20.68	6.39	1,148.67
BLACK REDHORSE	R	I	S	I	18	36.00	4.21	14.55	4.50	404.17
GOLDEN REDHORSE	R	I	S	M	121	242.00	28.27	75.53	23.34	312.10
SHORthead REDHORSE	R	I	S	M	16	32.00	3.74	13.31	4.11	415.80
NORTHERN HOG SUCKER	R	I	S	M	16	32.00	3.74	4.12	1.27	128.75
COMMON CARP	G	O	M	T	19	38.00	4.44	55.88	17.27	1,470.47
ROSYFACE SHINER	N	I	S	I	4	8.00	0.93	0.02	0.00	2.00
SPOTFIN SHINER	N	I	M		7	14.00	1.64	0.06	0.02	4.57
CENTRAL STONEROLLER	N	H	N		3	6.00	0.70	0.21	0.07	35.67
CHANNEL CATFISH	F		C		43	86.00	10.05	75.12	23.21	873.47
YELLOW BULLHEAD		I	C	T	1	2.00	0.23	0.04	0.01	21.00
FLATHEAD CATFISH	F	P	C		1	2.00	0.23	12.00	3.71	6,000.00
STONECAT MADTOM		I	C	I	2	4.00	0.47	0.06	0.02	15.50
WHITE BASS	F	P	M		8	16.00	1.87	2.77	0.86	173.14
WHITE CRAPPIE	S	I	C		1	2.00	0.23	0.12	0.04	60.00
ROCK BASS	S	C	C		5	10.00	1.17	0.41	0.13	41.40
SMALLMOUTH BASS	F	C	C	M	2	4.00	0.47	0.84	0.26	209.00
SPOTTED BASS	F	C	C		6	12.00	1.40	0.33	0.10	27.50
BLUEGILL SUNFISH	S	I	C	P	1	2.00	0.23	0.02	0.01	10.00
LONGEAR SUNFISH	S	I	C	M	27	54.00	6.31	0.87	0.27	16.11
SAUGER	F	P	S		1	2.00	0.23	0.22	0.07	108.00
WALLEYE	F	P	S		1	2.00	0.23	2.10	0.65	1,050.00
LOGPERCH	D	I	S	M	2	4.00	0.47	0.07	0.02	16.50
GREENSIDE DARTER	D	I	S	M	1	2.00	0.23	0.01	0.00	7.00
BANDED DARTER	D	I	S	I	1	2.00	0.23	0.00	0.00	2.00
FRESHWATER DRUM			M	P	22	44.00	5.14	15.06	4.65	342.20
Mile Total					428	856.00		323.61		
Number of Species					32					
Number of Hybrids					0					

Species List

River Code: 14-300	Stream: Whitewater River	Sample Date: 1995
River Mile: 4.70	Basin: Great Miami River	Date Range: 10/04/95
	Time Fished: 3057 sec	Drain Area: 1382.0 sq mi
	Dist Fished: 0.50 km	No of Passes: 1
		Sampler Type: A

Species Name / ODNr status	IBI Grp	Feed Guild	Breed Guild	Tol	# of Fish	Relative Number	% by Number	Relative Weight	% by Weight	Ave(gm) Weight
MOONEYE [S]		I	M	R	3	6.00	0.66	1.25	0.41	208.50
SKIPJACK HERRING		P	M		1	2.00	0.22	0.04	0.01	22.00
GIZZARD SHAD		O	M		48	96.00	10.50	11.55	3.82	120.31
QUILLBACK CARPSUCKER	C	O	M		16	32.00	3.50	16.35	5.41	510.88
RIVER CARPSUCKER	C	O	M		2	4.00	0.44	3.00	0.99	750.00
HIGHFIN CARPSUCKER	C	O	M		5	10.00	1.09	2.91	0.96	290.60
SILVER REDHORSE	R	I	S	M	7	14.00	1.53	18.54	6.13	1,324.43
BLACK REDHORSE	R	I	S	I	44	88.00	9.63	46.26	15.31	525.73
GOLDEN REDHORSE	R	I	S	M	51	102.00	11.16	39.98	13.23	391.98
SHORHEAD REDHORSE	R	I	S	M	11	22.00	2.41	8.90	2.94	404.55
NORTHERN HOG SUCKER	R	I	S	M	20	40.00	4.38	4.60	1.52	115.00
COMMON CARP	G	O	M	T	17	34.00	3.72	61.20	20.25	1,800.00
GRAVEL CHUB	N	I	S	M	49	98.00	10.72	0.36	0.12	3.63
CREEK CHUB	N	G	N	T	2	4.00	0.44	0.01	0.00	3.00
SUCKERMOUTH MINNOW	N	I	S		5	10.00	1.09	0.08	0.03	7.60
EMERALD SHINER	N	I	S		6	12.00	1.31	0.05	0.02	4.17
SPOTFIN SHINER	N	I	M		21	42.00	4.60	0.10	0.03	2.48
SAND SHINER	N	I	M	M	5	10.00	1.09	0.02	0.01	1.80
BULLHEAD MINNOW	N	O	C		1	2.00	0.22	0.00	0.00	2.00
BLUNTNOST MINNOW	N	O	C	T	8	16.00	1.75	0.05	0.02	2.88
CENTRAL STONEROLLER	N	H	N		30	60.00	6.56	0.43	0.14	7.17
CHANNEL CATFISH	F		C		31	62.00	6.78	54.11	17.90	872.76
FLATHEAD CATFISH	F	P	C		3	6.00	0.66	13.44	4.45	2,240.67
STONECAT MADTOM		I	C	I	3	6.00	0.66	0.11	0.04	18.00
WHITE BASS	F	P	M		1	2.00	0.22	0.12	0.04	60.00
WHITE CRAPPIE	S	I	C		1	2.00	0.22	0.03	0.01	16.00
ROCK BASS	S	C	C		1	2.00	0.22	0.11	0.04	55.00
SMALLMOUTH BASS	F	C	C	M	15	30.00	3.28	5.44	1.80	181.40
SPOTTED BASS	F	C	C		7	14.00	1.53	1.34	0.44	96.00
GREEN SUNFISH	S	I	C	T	2	4.00	0.44	0.01	0.00	3.50
BLUEGILL SUNFISH	S	I	C	P	1	2.00	0.22	0.01	0.00	4.00
LONGEAR SUNFISH	S	I	C	M	18	36.00	3.94	0.67	0.22	18.72
SAUGER	F	P	S		2	4.00	0.44	1.18	0.39	294.50
BANDED DARTER	D	I	S	I	3	6.00	0.66	0.02	0.01	2.67
FRESHWATER DRUM			M	P	17	34.00	3.72	9.97	3.30	293.33
Mile Total					457	914.00		302.26		
Number of Species					35					
Number of Hybrids					0					

Species List

River Code: 14-300	Stream: Whitewater River	Sample Date: 1995
River Mile: 0.80	Basin: Great Miami River	Date Range: 10/04/95
	Time Fished: 3178 sec	Drain Area: 1483.0 sq mi
	Dist Fished: 0.50 km	No of Passes: 1
		Sampler Type: A

Species Name / ODNR status	IBI Grp	Feed Guild	Breed Guild	Tol	# of Fish	Relative Number	% by Number	Relative Weight	% by Weight	Ave(gm) Weight
MOONEYE [S]		I	M	R	1	2.00	0.23	0.38	0.12	190.00
GIZZARD SHAD		O	M		41	82.00	9.60	9.07	2.91	110.63
SMALLMOUTH BUFFALO	C	I	M		1	2.00	0.23	0.69	0.22	344.00
QUILLBACK CARPSUCKER	C	O	M		1	2.00	0.23	1.14	0.37	572.00
RIVER CARPSUCKER	C	O	M		1	2.00	0.23	1.90	0.61	950.00
HIGHFIN CARPSUCKER	C	O	M		1	2.00	0.23	0.10	0.03	50.00
SILVER REDHORSE	R	I	S	M	6	12.00	1.41	3.40	1.09	283.33
BLACK REDHORSE	R	I	S	I	34	68.00	7.96	31.78	10.19	467.39
GOLDEN REDHORSE	R	I	S	M	99	198.00	23.19	74.98	24.03	378.69
SHORHEAD REDHORSE	R	I	S	M	13	26.00	3.04	12.20	3.91	469.23
NORTHERN HOG SUCKER	R	I	S	M	56	112.00	13.11	18.39	5.89	164.15
COMMON CARP	G	O	M	T	28	56.00	6.56	112.96	36.20	2,017.11
GRAVEL CHUB	N	I	S	M	19	38.00	4.45	0.21	0.07	5.58
SUCKERMOUTH MINNOW	N	I	S		15	30.00	3.51	0.22	0.07	7.27
EMERALD SHINER	N	I	S		13	26.00	3.04	0.11	0.03	4.08
BULLHEAD MINNOW	N	O	C		2	4.00	0.47	0.01	0.00	3.00
CENTRAL STONEROLLER	N	H	N		16	32.00	3.75	0.19	0.06	5.88
CHANNEL CATFISH	F		C		19	38.00	4.45	30.35	9.73	798.68
NORTHERN MADTOM [E]		I	C	R	1	2.00	0.23	0.00	0.00	2.00
WHITE BASS	F	P	M		3	6.00	0.70	0.45	0.14	75.33
WHITE CRAPPIE	S	I	C		6	12.00	1.41	0.81	0.26	67.67
SMALLMOUTH BASS	F	C	C	M	7	14.00	1.64	1.07	0.34	76.29
SPOTTED BASS	F	C	C		6	12.00	1.41	2.55	0.82	212.67
LARGEMOUTH BASS	F	C	C		2	4.00	0.47	0.04	0.01	10.50
GREEN SUNFISH	S	I	C	T	2	4.00	0.47	0.01	0.00	3.00
BLUEGILL SUNFISH	S	I	C	P	8	16.00	1.87	0.21	0.07	13.13
OR'GESPOTTED SUNFISH	S	I	C		1	2.00	0.23	0.01	0.00	6.00
LONGEAR SUNFISH	S	I	C	M	14	28.00	3.28	0.30	0.10	10.64
REDEAR SUNFISH	E	I	C		1	2.00	0.23	0.04	0.01	22.00
SAUGER	F	P	S		1	2.00	0.23	0.81	0.26	406.00
FRESHWATER DRUM			M	P	9	18.00	2.11	7.65	2.45	425.00
Mile Total					427	854.00		312.04		
Number of Species					31					
Number of Hybrids					0					

Hamilton to the Ohio River (RM 35 to 0)

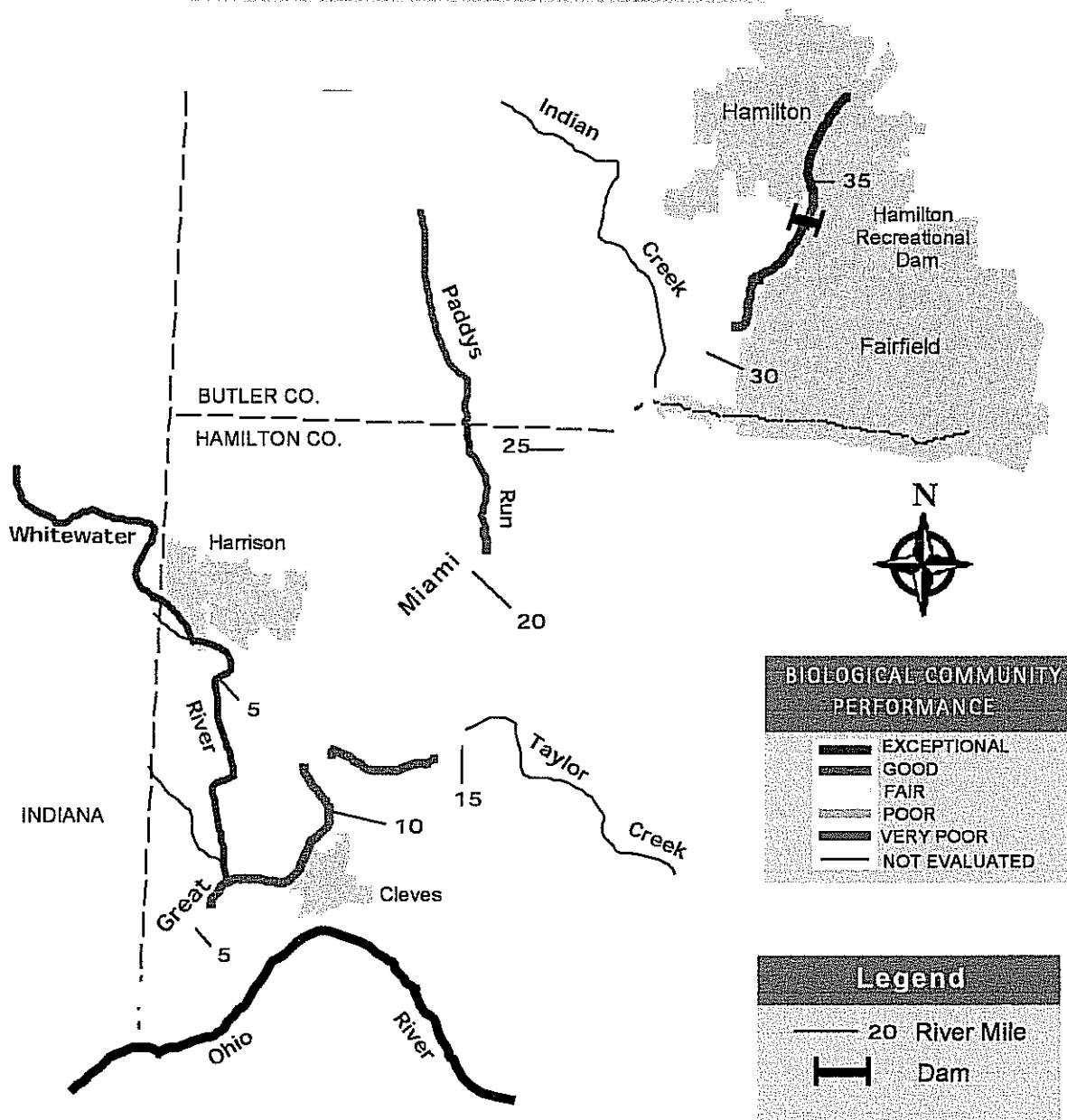


Figure 1c. Map showing the principal streams and narrative biological attainment within the lower third of the 1995 Great Miami River study area.

different aquatic life uses currently defined in the Ohio WQS are described as follows:

- 1) *Warmwater Habitat (WWH)* - this use designation defines the "typical" warmwater assemblage of aquatic organisms for Ohio rivers and streams; *this use represents the principal restoration target for the majority of water resource management efforts in Ohio.*
- 2) *Exceptional Warmwater Habitat (EWH)* - this use designation is reserved for waters which support "unusual and exceptional" assemblages of aquatic organisms which are characterized by a high diversity of species, particularly those which are highly intolerant and/or rare, threatened, endangered, or special status (*i.e.*, declining species); *this designation represents a protection goal for water resource management efforts dealing with Ohio's best water resources.*
- 3) *Coldwater Habitat (CWH)* - this use is intended for waters which support assemblages of cold water organisms and/or those which are stocked with salmonids with the intent of providing a put-and-take fishery on a year round basis which is further sanctioned by the Ohio DNR, Division of Wildlife; this use should not be confused with the Seasonal Salmonid Habitat (SSH) use which applies to the Lake Erie tributaries which support periodic "runs" of salmonids during the spring, summer, and/or fall.
- 4) *Modified Warmwater Habitat (MWH)* - this use applies to streams and rivers which have been subjected to extensive, maintained, and essentially permanent hydromodifications such that the biocriteria for the WWH use are not attainable *and where the activities have been sanctioned and permitted by state or federal law*; the representative aquatic assemblages are generally composed of species which are tolerant to low dissolved oxygen, silt, nutrient enrichment, and poor quality habitat.
- 5) *Limited Resource Water (LRW)* - this use applies to small streams (usually <3 mi.² drainage area) and other water courses which have been irretrievably altered to the extent that no appreciable assemblage of aquatic life can be supported; such waterways generally include small streams in extensively urbanized areas, those which lie in watersheds with extensive drainage modifications, those which completely lack water on a recurring annual basis (*i.e.*, true ephemeral streams), or other irretrievably altered waterways.

Chemical, physical, and/or biological criteria are generally assigned to each use designation in accordance with the broad goals defined by each. As such the system of use designations employed in the Ohio WQS constitutes a "tiered" approach in that varying and graduated levels of protection are provided by each. This hierarchy is especially apparent for parameters such as dissolved oxygen, ammonia-nitrogen, temperature, and the biological criteria. For other parameters such as heavy metals, the technology to construct an equally graduated set of criteria